# 39 Saddleridge Close NE

Calgary | Active | MLS® A2350783

**$579,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2003** | **1,717.7 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by URBAN-REALTY.ca

# A closer look

Welcome to this exceptional two-story front-attached garage detached home, perfectly situated in the highly desirable community of Saddle Ridge in Northeast Calgary. Featuring 4 bedrooms and 3.5 bathrooms, this beautifully designed home offers the perfect blend of space, comfort, and functionality ideal for growing families. From the moment you step inside, you're greeted by a bright, open-concept layout enhanced by large windows that fill the home with natural light. The main floor boasts a spacious living room with a cozy gas fireplace, creating a warm and inviting atmosphere. The modern kitchen is equipped with elegant quartz countertops, ample cabinetry, and a convenient walk-through pantry that bridges to the laundry area, mudroom, and garage, designed for both style and everyday convenience. As you step ahead to upstairs, the primary bedroom serves as a private retreat, complete with a 4-piece ensuite, while two additional well-sized bedrooms and another full bathroom complete the upper level with more comfortability. Moreover, a generous bonus room provides the perfect space for family time, entertainment, or even serve as a home office. Don't forget to look the basement as the fully finished basement expands your living space with a large family/recreation area, a spacious bedroom with a large window, and a 3-piece bathroom ideal for guests or extended family living. It has a lot of potential to make kitchen and separate entrance provided by city approval to turn in to rental income property. Step out back into your fully fenced Sun Facing huge deck area where you can BBQ & entertain, or sit back and relax on offering an amazing spot to enjoy your morning coffee or evening drinks with family and friends. Enjoy the outdoors in the fully fenced backyard featuring a deck, perfect for summer barbecues and gatherings. A storage shed adds extra convenience, while back alley access enhances functionality. The front-attached garage along with an extended driveway allows parking for up to 4 vehicles, an excellent feature for larger families. The home is currently tenant-occupied, and while presentation may vary, the true value lies in its outstanding layout, generous space, and prime location. This is a highly desirable community that has amenities such as 10 min drive to the YYC International Airport, 10 min drive to Cross Iron Mills shopping Centre with a potential future LRT station & access from Deerfoot and Stoney Trail. Opportunities like this in Saddle Ridge at this price point are rare. Don't miss your chance as this property won't last long! Contact your favorite Realtor today to book your private showing!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350783 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2003 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |

| | |
|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,717.7 sq. ft. |
| **Main Level Finished Area:** | 749 sq. ft. |
| **Upper Level Finished Area:** | 968.7 sq. ft. |
| **Below Grade Finished Area:** | 580.3 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,250 sq. ft. |
| **Lot Frontage:** | 32'¼" |
| **Front Exposure:** | North |
| **Unit Exposure:** | Northeast |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2003 (Age: 23) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0213997 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Unfinished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Main Level |
| **City Quadrant:** | Northeast |
| **Community:** | Saddle Ridge |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Mud Room · 8'9" × 6'2" · |
| **Main Floor** | Kitchen · 10'8" × 9'5" · |
| **Main Floor** | Dining Room · 11'3" × 9'1" · |

| | |
|---|---|
| **Main Floor** | Laundry · 8'9" × 6'2" · |
| **Main Floor** | Pantry · 6'2" × 3'7" · |
| **Main Floor** | Living Room · 16'10" × 12'4" · |
| **Main Floor** | Entrance · 8'2" × 6'1" · |
| **2nd Floor** | Bonus Room · 15'3" × 12'11" · |
| **2nd Floor** | Bedroom · 12'4" × 9'3" · |
| **2nd Floor** | Bedroom · 9'10" × 9' · |
| **2nd Floor** | Bedroom - Primary · 14'3" × 11'3" · |
| **2nd Floor** | Walk-In Closet · 8'8" × 6'2" · |
| **Basement** | Game Room · 15'5" × 11'6" · |
| **Basement** | Bedroom · 12'10" × 10'1" · |
| **Basement** | Furnace/Utility Room · 16' × 5'8" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights |
| **Interior Features:** | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-G |
| **Listed Date:** | Oct 23, 2026 |

**Explore the full photo gallery and current listing details:**

https://www.maltiwana.ca/properties/39-saddleridge-close-ne-calgary-a2350783/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 06:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.